

180.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
606,400 / 606,400
606,400 / 606,400
606,400 / 606,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HANLON HUBERT M & AGNES J	
Owner 2:	
Owner 3:	
Street 1: 271 SYLVIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 1	Unit #:
Owner 1: HANLON HUBERT M & AGNES J	
Owner 2:	
Owner 3:	
Street 1: 271 SYLVIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 2	Unit #:
Owner 2:	
Owner 3:	
Street 1: 271 SYLVIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

OWNER 3	Unit #:
Owner 3:	
Street 1: 271 SYLVIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
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Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
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Twn/City:	
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Postal:	

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St/Prov:	Cntry
Postal:	

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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4414.000	219,700		386,700	606,400		122227
Total Card	0.101	219,700		386,700	606,400	Entered Lot Size	GIS Ref
Total Parcel	0.101	219,700		386,700	606,400	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	451.19	/Parcel: 451.19	Land Unit Type:	Insp Date
							07/19/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:606,400 / 606,400
606,400 / 606,400
606,400 / 606,400

USER DEFINED

Prior Id # 1: 122227

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

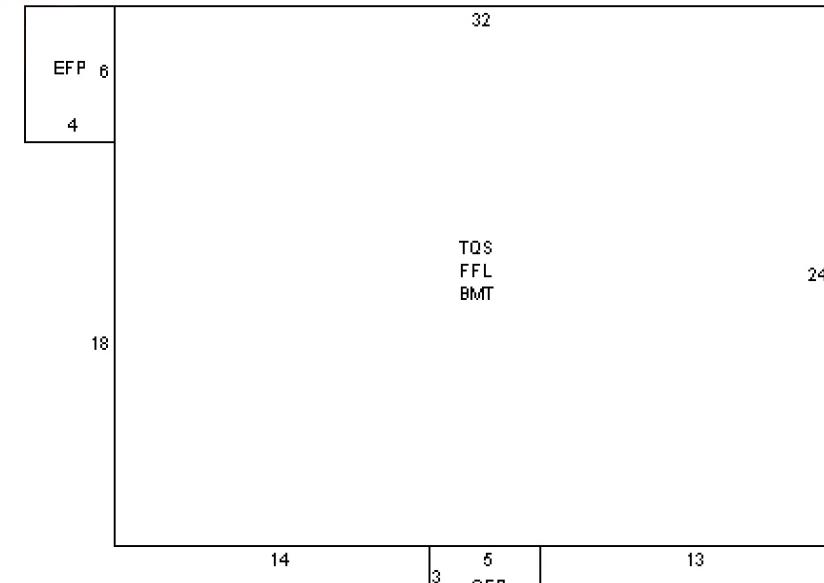
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1960
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 10%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31. %

Functional: %

Economic: %

Special: %

Override: %

Total: 31 %

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

1 6 3 M

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.35000002

Const Adj.: 0.99890995

Adj \$ / SQ: 148.338

Other Features: 82500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 318443

Depreciation: 98717

Depreciated Total: 219726

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 148.34

Special Features: 0 Val/Su Net: 102.14

Final Total: 219700 Val/Su SzAd: 163.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	768	44.500	34,177					
FFL	First Floor	768	148.340	113,924					
TQS	3/4 Story	576	148.340	85,443					
EFP	Enclos Porch	24	72.520	1,741					
OPF	Open Porch	15	43.950	659					
Net Sketched Area: 2,151					Total:	235,944			
Size Ad	1344	Gross Area	2343	FinArea	1344				

PARCEL ID 180.0-0002-0004.0**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

2 Frame Shed D Y 1 6X8 A AV 1970 0.00 T 39.2 101

IMAGE**AssessPro Patriot Properties, Inc**